Colethorpe Lane, Barrow, Bury St. Edmunds

Sheridans

TEA

Colethorpe Lane, Barrow, Bury St. Edmunds IP29 5BE

Offers Over £300,000

Nestled within the picturesque village of Barrow, this charming cottage presents a rare opportunity to acquire a characterful home with immense potential. Believed to date from the early 1900s, the property is constructed of attractive brick and flint beneath a tiled roof and occupies a notably wide plot with delightful field views, providing a peaceful backdrop for country living.

Having remained in the same family for approximately 57 years, this much-loved home is now ready for a new custodian. Extended over the years to meet the changing needs of its owners, the property offers buyers the chance to modernise and personalise the accommodation to their own tastes. While it would benefit from updating, there is also further scope to extend subject to the necessary consents, creating an exciting opportunity.

The accommodation in brief comprises open storm porch with front door leading to the entrance hall, which in turn opens into a well-proportioned sitting room. This inviting reception space enjoys a feature fireplace and windows to both the front and side aspects, allowing natural light to flood the room. The kitchen/dining room provides excellent potential for reconfiguration and enhancement and is currently fitted with preparation worktops, space for appliances and an integral pantry cupboard. The kitchen also has an original fireplace. A door leads through to a lean-to sunroom, while further access is provided to the ground-floor bathroom with further door to the front. Stairs rise from the sitting room to the first-floor landing, which serves three bedrooms comprising two doubles and a single. The second bedroom benefits from the convenience of a WC and wash hand basin. The property benefits from UPVC double glazing and electric storage heating.

Offering charm, character and considerable scope for improvement, this is a wonderful opportunity to acquire a well-loved village home.

Outside
Outside, the property enjoys driveway parking and a detached garage with double opening doors. Prospective purchasers should note that asbestos is present within the garage structure and on the sunroom roof. A particular highlight of the property is the generous and unusually wide plot, with gardens that are predominantly laid to lawn and framed by mature hedging and established shrubs. Beyond, attractive field views enhance the sense of space and tranquillity. A brick-and-flint store provides useful additional storage.

Location
Barrow is a popular and well served village centred around a large green located about six miles to the west of the historic cathedral town of Bury St Edmunds which offers excellent shopping and recreational facilities. The A14 dual carriageway provides good road links to Ipswich, Cambridge and London via the M11. Excellent village facilities include 2 general stores (which includes a Post Office), doctors surgery, two public houses, church, fitness academy, fish & chip shop, hairdressers, nursery and primary school which is highly popular.

Directions
Head south from Bury St Edmunds on the A14 and take the Barrow exit. Turn left and continue where the property can be found on the right hand side on entering Colethorpe Lane.

3 What Words ///party.whistling.merchant

Services

- Charming cottage
- Scope to update & extend (stpp)
- UPVC double glazing
- Well proportioned accommodation
- Wide plot
- Countryside views
- Garage and Driveway

Mains water and electricity. Electric storage heating
Drainage: Septic tank
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very low Risk
Please note: the title deeds are in the process of being registered electronically with Land Registry.

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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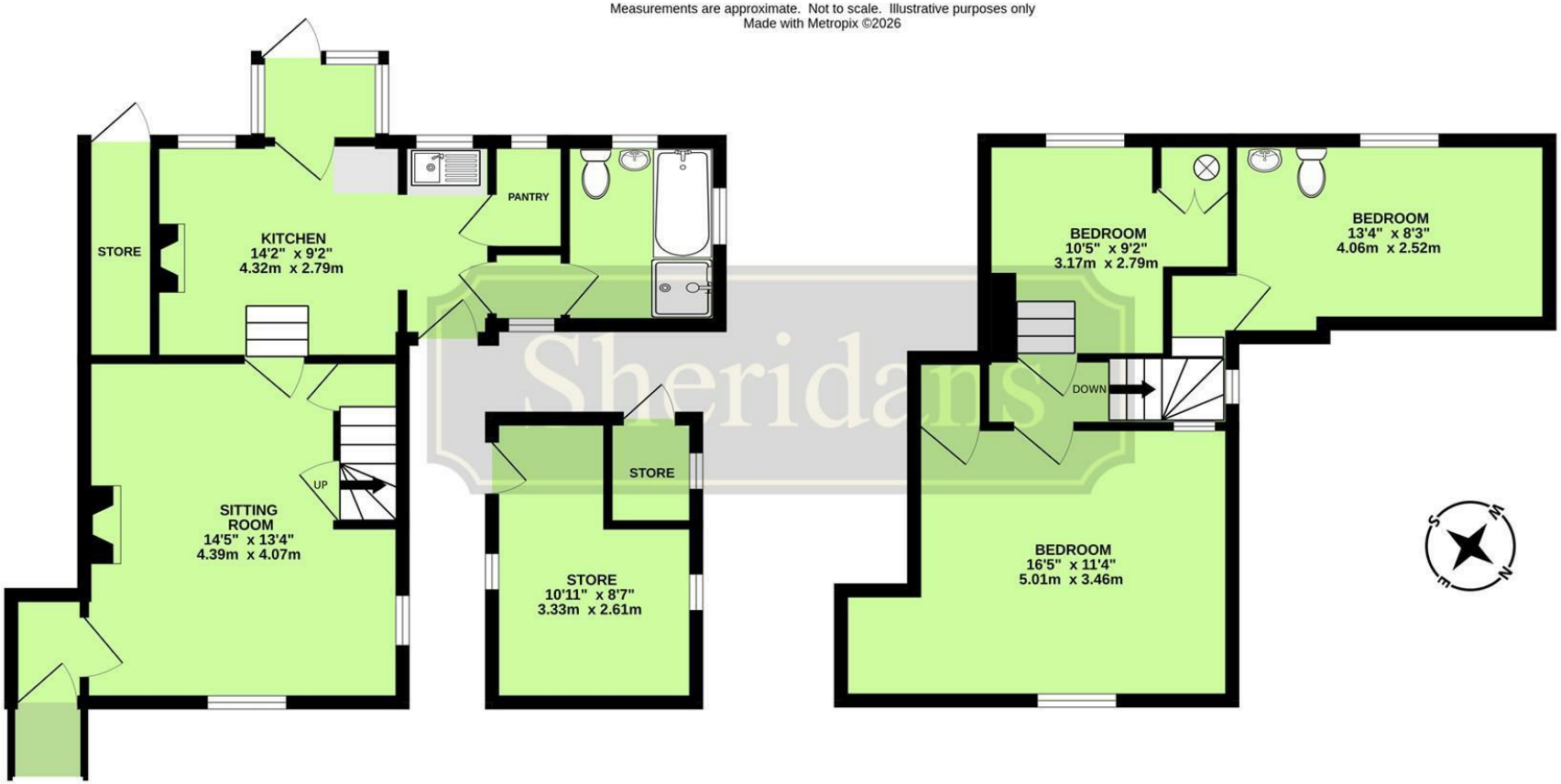

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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The Property Ombudsman

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